



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**PUBLIC HEARING AND REGULAR MEETING: 19 NOVEMBER 2012
AGENDA ITEM 6c**

BAR Case No. THLP-2012-0106: Replacement of two doors on rear of home with 4-door sliders

Reviewer: Kim K. Del Rance, LEED AP
Address: 209 North Street NE
Zoning: R-HD, H-1 Overlay District
Applicant/Owner: Paul Reimers, PR Construction & Development

Site Description:

This is the second of two new houses being built on adjacent lots, the first completed was 207 North St NE. The lot is steeply sloping away from the street and from the left to the right when facing the new construction from the street.

Context:

North Street slopes uphill when driving east. There is a one story house downhill to the right of the completed house at 207 North St NE and there is a historic house uphill to the left of where the new house at 209 North St NE will be located. There are houses downhill behind the house and houses are uphill across the street for varying degrees of privacy in all houses and yards nearby.

Description of Proposal: Applicant requests to amend approval for new construction of house replacing a pair of two-door sliders with a pair of 4-door sliders.

Site Development/Zoning Issues: None.

APPLICABLE GUIDELINES

OHD Design Guidelines:

CH. VII GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS AND NEW CONSTRUCTION: J. DOORS AND WINDOWS

- 2. Look to the original fabric of existing historic buildings for examples of appropriate door types.*
- 3. Relate doors to the door styles found on traditional buildings in the neighborhood. Consider incorporating features such as transoms, sidelights and decorative elements when designing entrances for new buildings and if appropriate to the building style.*

These doors are on the rear façade, however, the siting of this house on a hill and elevated above a garage makes the rear more visible than most houses nearby. The approved doors have trim that makes the proportion of glass and wood to that of French Doors, which is appropriate given the trim proportions on the house and neighboring houses. The proposed four-door sliders do not appear to have the same proportion of trim, making the glass larger than the approved doors. This could be a drawing issue, but care should be taken to ensure the proportions are kept.

Although the proposed doors are increasing the ratio of void to solid on the rear façade, it is not enough of an increase to disrupt the rhythm and pattern of the approved fenestration pattern. Whether the doors slide or open out like French doors is not of concern in this situation as new construction should

be built of its time and sliding doors have been used in residential construction for more than half a century.

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- The doors are on the rear façade, which is more visible than usual due to its siting on a hill and elevated with a garage beneath it.
- The previously approved doors have a glass to trim proportion similar to French doors, which is appropriate and the proposed doors should have the same trim proportion within the door design.
- The increase in the ratio of void to solid on the rear façade is still in the range of appropriateness for new construction on a slightly visible rear façade.

Staff recommends approval of TLHP-2012-0106 subject to the drawings and materials submitted as part of this application dated October 22, 2012 with the following condition:

1. The doors can be sliding or French doors
2. The solid trim on the doors will be the same size and proportions as the previously approved doors.

DRAFT MOTION

I move that TLHP-2012-0106 be approved subject to the application submitted by Paul Reimers on October 22, 2012 and subject to the findings and conditions of approval as stated in the November 19, 2012 Staff Report (or as amended by the BAR on November 19, 2012).